

Town of Arlington  
Zoning Board of Appeals  
51 Grove Street  
Arlington, Massachusetts 02476  
781-316-3396  
[www.arlingtonma.gov](http://www.arlingtonma.gov)

#### LEGAL NOTICE

#### RESCHEDULE OF POSTPONED HEARING

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by Jean Teebagy of Arlington, Massachusetts on February 22, 2020 a petition seeking permission to alter her property located at **84 Oxford Street - Block Plan 027.0-0002-0007.0** Said petition would require a Special Permit under **Section 8.1.3 (C) (Nonconforming Single-Family or Two-Family Dwellings)** of the Zoning Bylaw for the Town of Arlington.

Hearing in regard to the said petition will be remotely conducted via "Zoom" **Tuesday evening May 12, 2020 at 7:30 P.M or as soon thereafter as the petitioner may be heard. Please visit the Town of Arlington website for hearing information.**

**DOCKET NO 3620**

Zoning Board of Appeals  
Christian Klein, RA, Chair

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

In the matter of the Application of JEAN TERGAU  
to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance  
with Section 3.2 of the Zoning Bylaw for the Town of Arlington,  
seeking relief from the following specific provisions of the Zoning  
Bylaw, and as described fully in the attached form, Special Permit  
Criteria:

THE PETITIONER SEEKS A SPECIAL PERMIT IN  
ACCORDANCE WITH SECTION 3.2 (B) OF THE  
TOWN OF ARLINGTON ZONING BYLAW

The Petitioner/Applicant states he/she/they is/are the owner -  
occupant of the land in Arlington located at 84 Oxford Street  
with respect to such relief is sought; that no unfavorable action  
has been taken by the Zoning Board of Appeals or its predecessors  
upon a similar petition regarding this property within the two (2)  
years next immediately prior to the filing hereof. The applicant  
expressly agrees to full compliance with any and all conditions and  
qualifications imposed upon this permission, whether by the Zoning  
Bylaw or by the Zoning Board of Appeals, should the same be  
granted. The Applicant represents that the grounds for the relief  
sought are as follows:

THE PETITIONER PROPOSED DRIVE ADJUNCTION WILL INCREASE  
THE NEW CONFORMITY OF THE PROPERTY WITH RESPECT  
TO OPEN SPACE. BY DEFINITION THIS PROPERTY  
DOES NOT HAVE ANY OPEN SPACE LEASE.

ONE

E-Mail \_\_\_\_\_ Signed \_\_\_\_\_ Date: \_\_\_\_\_  
Telephone \_\_\_\_\_ Address \_\_\_\_\_

**Special Permit Criteria-** The following standards must be addressed and met for the grant of a Special Permit:

1). Indicate where the use requested is listed in the Table of Use Regulations as a Special Permit in the district for which the application is made or is so designated elsewhere in the Arlington Zoning Bylaw.

Section 8.1.3 (c) Nonconforming Single-Family or  
Two-Family Dwellings

2). Describe how the requested use is essential or desirable to the public convenience or welfare.

The Addition will Allow For Additional Living Space  
To Assist An elderly Parent.

3). Describe how the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

The Use of The Property will Not Change.  
The Property will be used as A two Family  
Dwelling And Passes Not Threat To pedestrian Safety.

4). Describe how the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.

Again, There will be No Change in Use.

5). Describe how any special regulations for the use, set forth in Article 11, are fulfilled.

All Regulations For The Use in Article 11 Have  
Been Fulfilled

6). Describe how the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

The Improvements to The Property will Fit  
Nicely with The Adjacent Properties And will Not  
Impair The Integrity or Character of the District  
Not be Detrimental to the Health, morals or welfare

7). Describe how the requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.

The Property will Remain A Two Family  
And The Proposed Addition will be Compatible  
And in Harmony with the other structures

TOWN OF ARLINGTON  
Dimensional and Parking Information  
For application to The Zoning Board of Appeals

1. Property Location: 84 Oxford Street Zoning District: R-2
2. Present Use/Occupancy: Residential No. of dwelling units (if residential) 2
3. Existing Gross Floor Area (see definition of Gross Floor Area (GFA) in Article 2 of the Town of Arlington Zoning Bylaw and provide supporting documentation (worksheet) showing dimensions of GFA by floor: 3963 sq ft
4. Proposed Use/Occupancy: Residential No. of dwelling units (if residential) 2
5. Proposed Gross Floor Area (see definition of Gross Floor Area in Article 2 of the Town of Arlington Zoning Bylaw and provide supporting documentation (worksheet) showing dimensions of GFA by floor): 4436 sq ft

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (sq. ft.)	4950	4950	min. 6000 sq ft
7. Frontage (ft.)	55'	55'	min. 60'
8. Floor area ratio	NA	NA	max. NA
9. Lot Coverage (%)	35.11	35.11	max 35%
10. Lot Area per Dwelling Unit (sq. ft.)	NA	NA	min. NA
11. Front Yard Depth (ft.)	10'	10'	min. 20'
12. Left Side Yard Depth (ft.)	20'	20'	min. 10'
13. Right Side Yard Depth (ft.)	6.1'	6.1'	min. 10'
14. Rear Side Yard Depth (ft.)	26'	26'	min. 20'
15. Height (stories)	2.5	2.5	max. 2.5
16. Height (ft.)	32.1'	32.1'	max. 35'
17. Landscaped Open Space (% of GFA) Sq. ft. <u>1060</u>	26.71%	23.89	min. 10%
18. Usable Open Space (% of GFA) Sq. ft. <u>0</u>	0	0	min. 30%
19. Parking Spaces (number)	4	4	min. 4
20. Parking area setbacks	0'	0'	min. 0'
21. Loading Spaces (if applicable)	NA	NA	min. NA
22. Type of construction	5	5	5

# OPEN SPACE/GROSS FLOOR AREA

Refer to Zoning Bylaw Article 2, Definitions and Article 6, Dimensional Regulations

Address 84 Oxford Street Zoning District F-2

## OPEN SPACE

	EXISTING	PROPOSED
Total lot area	<u>4950</u>	<u>4950</u>
Open Space (Usable)*	<u>0</u>	<u>0</u>
Open Space (Landscaped)	<u>26.71 %</u>	<u>23.89 %</u>

\*Usable Open Space must be at least 75% open to the sky, free of automotive, traffic and parking, and readily accessible. Open space shall be deemed usable only if : 1) at least 75% of the area has a grade of less than 8% and no horizontal dimension less than 25 feet.

## GROSS FLOOR AREA (GFA)

Accessory building	<u>0</u>	<u>0</u>
Basement or cellar (>5' excluding mechanical area)	<u>1000</u>	<u>1000</u>
1 <sup>st</sup> Floor	<u>1378</u>	<u>1378</u>
2 <sup>nd</sup> Floor	<u>1378</u>	<u>1378</u>
3 <sup>rd</sup> Floor	<u>      </u>	<u>      </u>
4 <sup>th</sup> Floor	<u>      </u>	<u>      </u>
5 <sup>th</sup> Floor	<u>      </u>	<u>      </u>
Attic (>70" in height, excluding elevator, mechanical)	<u>212</u>	<u>680</u>
Parking garages (except as used for accessory		
Parking garages or off street loading purposes)	<u>      </u>	<u>      </u>
All weather habitable porches and balconies	<u>INCLUDED IN 1ST AND 2ND FLOOR</u>	
Total Gross Floor Area (GFA)	<u>3968</u>	<u>4436</u>

## REQUIRED MINIMUM OPEN SPACE AREA

Proposed Usable Open Space Percent of GFA	<u>0</u>
Proposed Landscaped Open Space Percent of GFA	<u>23.89 %</u>

This worksheet applies to plans dated 12-5-20 designed by DR. J. H. H. H.

Reviewed by Inspectional Services

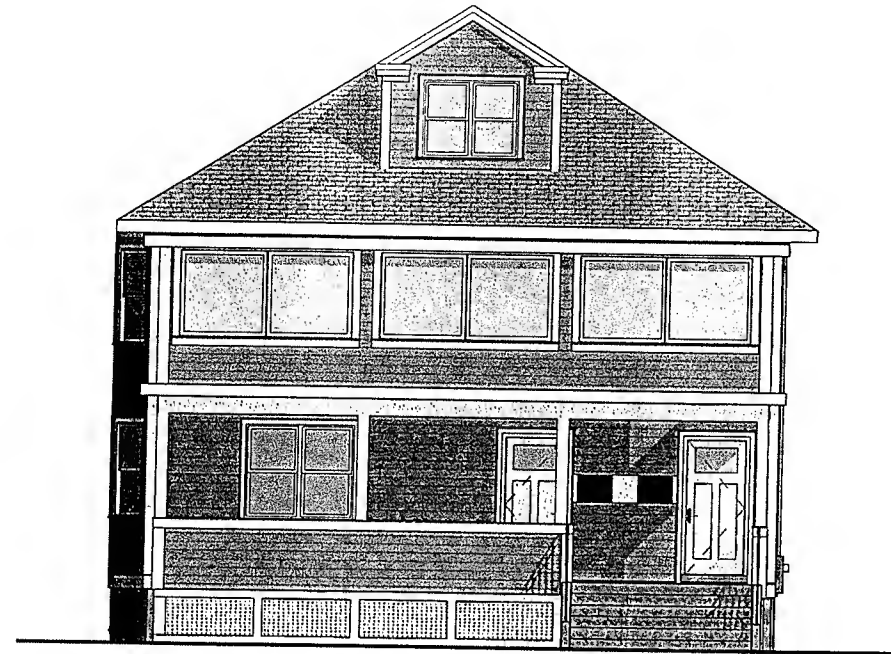
*[Signature]*

Date:

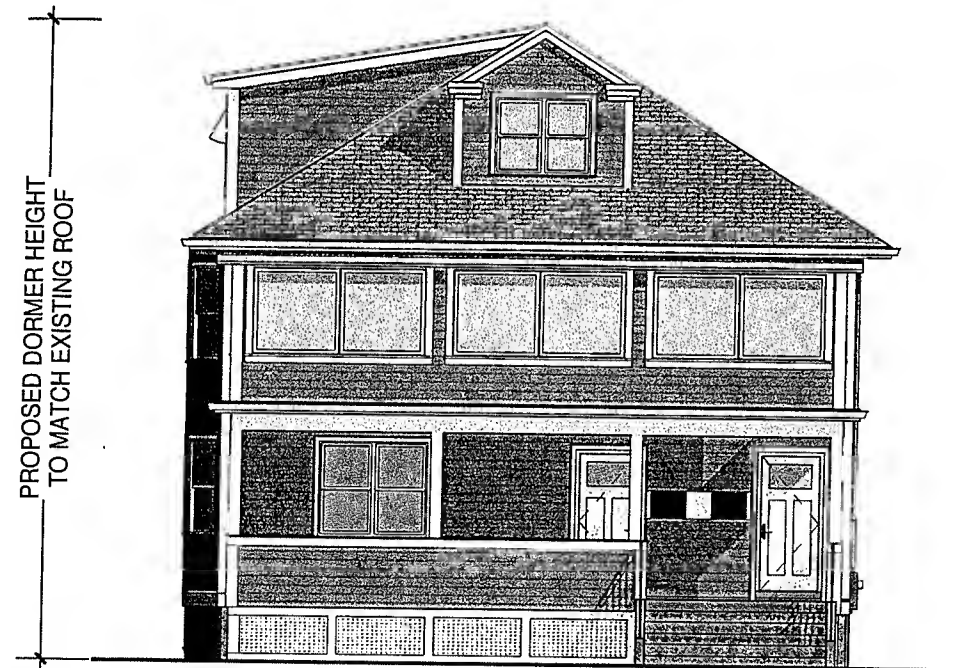
4-20-20

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E-Mail aureliette@gmail.com Signed Jan Tebbage Date: \_\_\_\_\_  
Telephone 978-501-6032 Address 84 Oxford St



① Front Elevation - Existing  
1" = 10'-0"



PROPOSED DORMER HEIGHT  
TO MATCH EXISTING ROOF

② Front Elevation - Proposed  
1" = 10'-0"

84 OXFORD  
STREET  
RESIDENCES

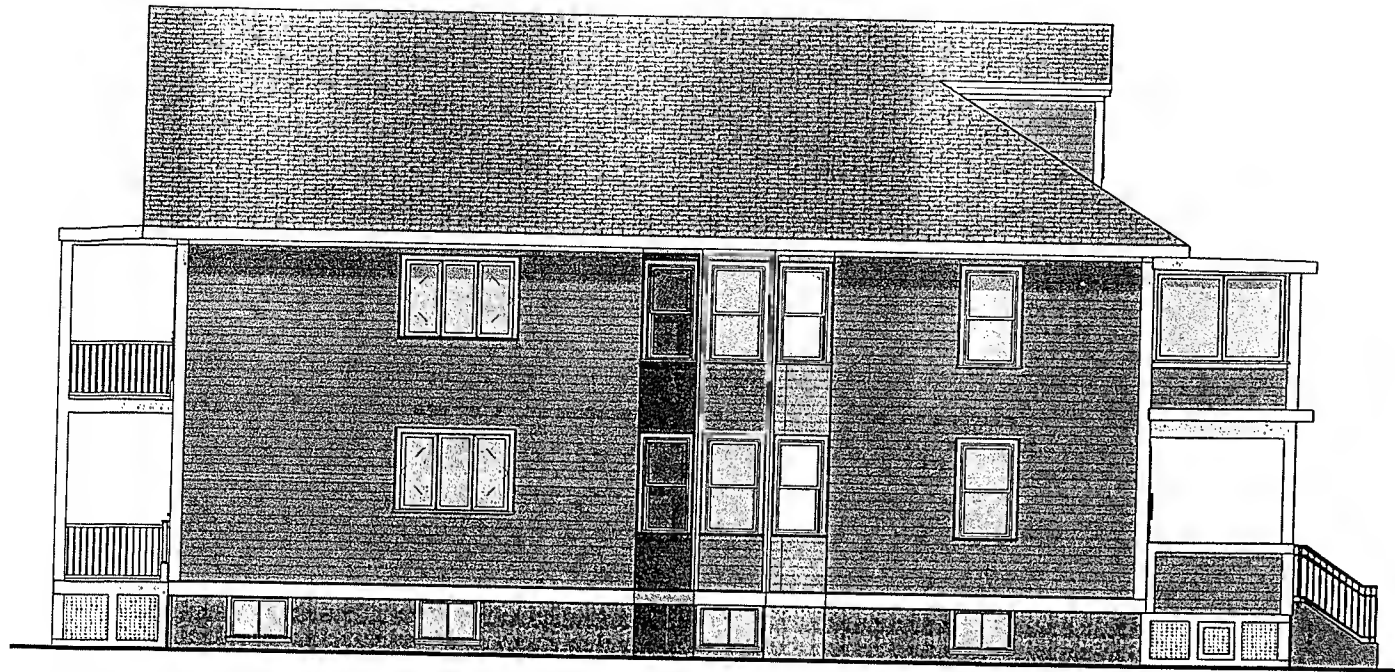
## FRONT ELEVATION

Project number 20-0301  
Date 3/1/20  
Drawn by TCO  
Checked by -

SD.01

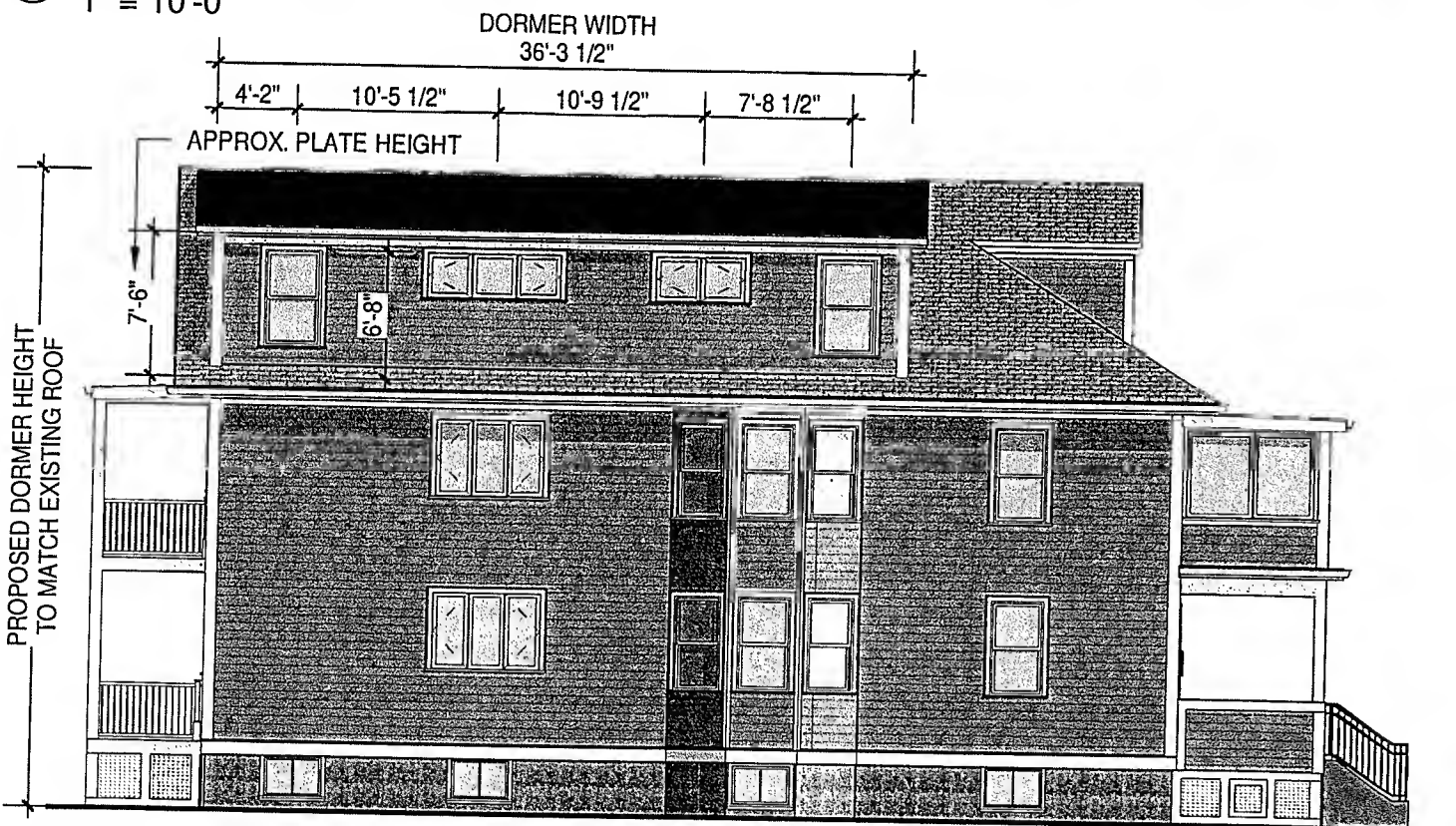
Scale 1" = 10'-0"





① Left Elevation - Existing

1" = 10'-0"



② Left Elevation - Proposed

1" = 10'-0"

84 OXFORD  
STREET  
RESIDENCES

## LEFT ELEVATION

Project number 20-0301

Date 3/1/20

Drawn by TCO

Checked by -

SD.02

Scale 1" = 10'-0"



① Rear Elevation - Existing  
1" = 10'-0"



② Rear Elevation - Proposed  
1" = 10'-0"

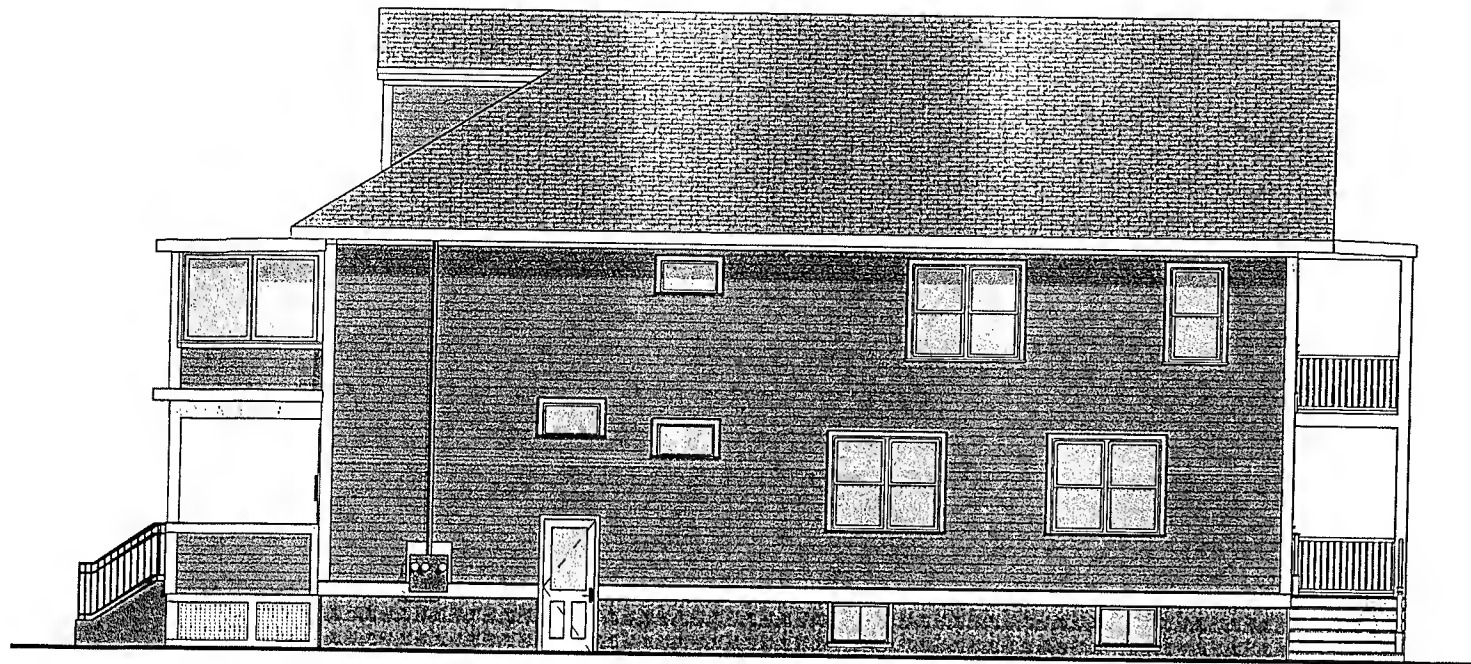
84 OXFORD  
STREET  
RESIDENCES

## REAR ELEVATION

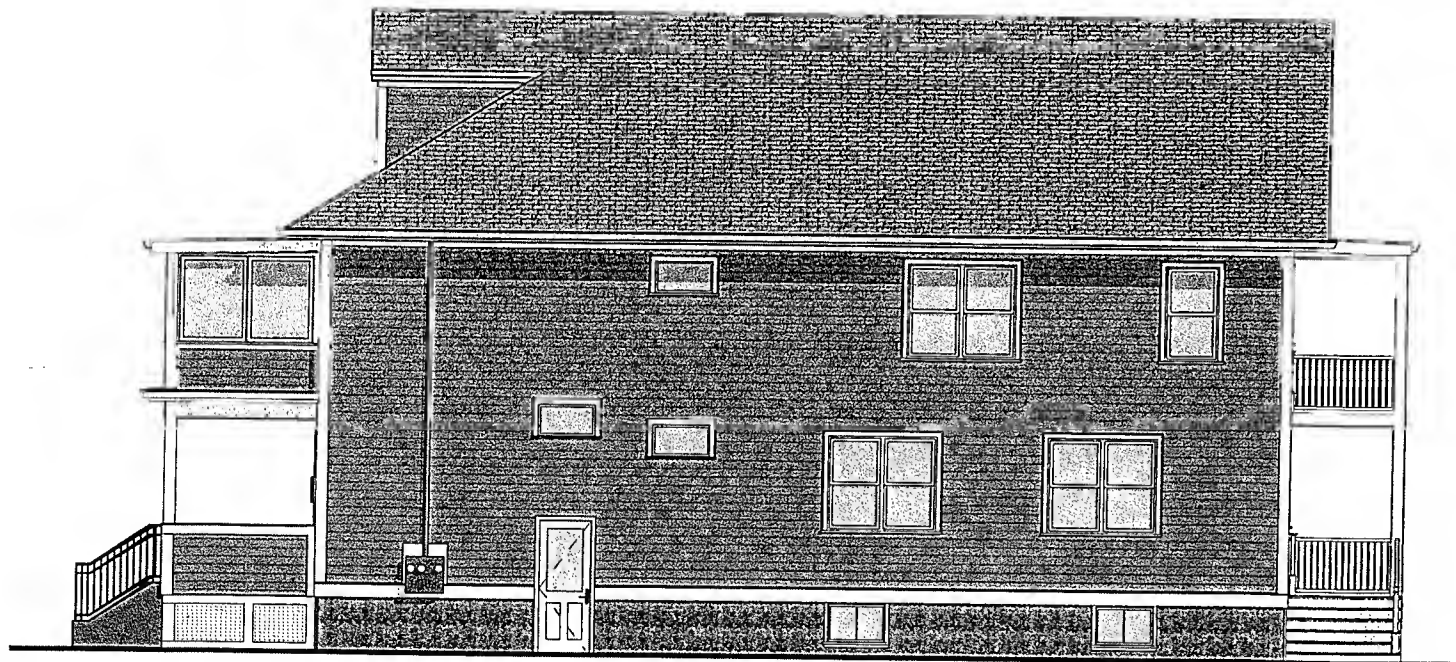
Project number 20-0301  
Date 3/1/20  
Drawn by TCO  
Checked by -

SD.03

Scale 1" = 10'-0"



① Right Elevation - Existing  
1" = 10'-0"



② Right Elevation - Proposed  
1" = 10'-0"

84 OXFORD  
STREET  
RESIDENCES

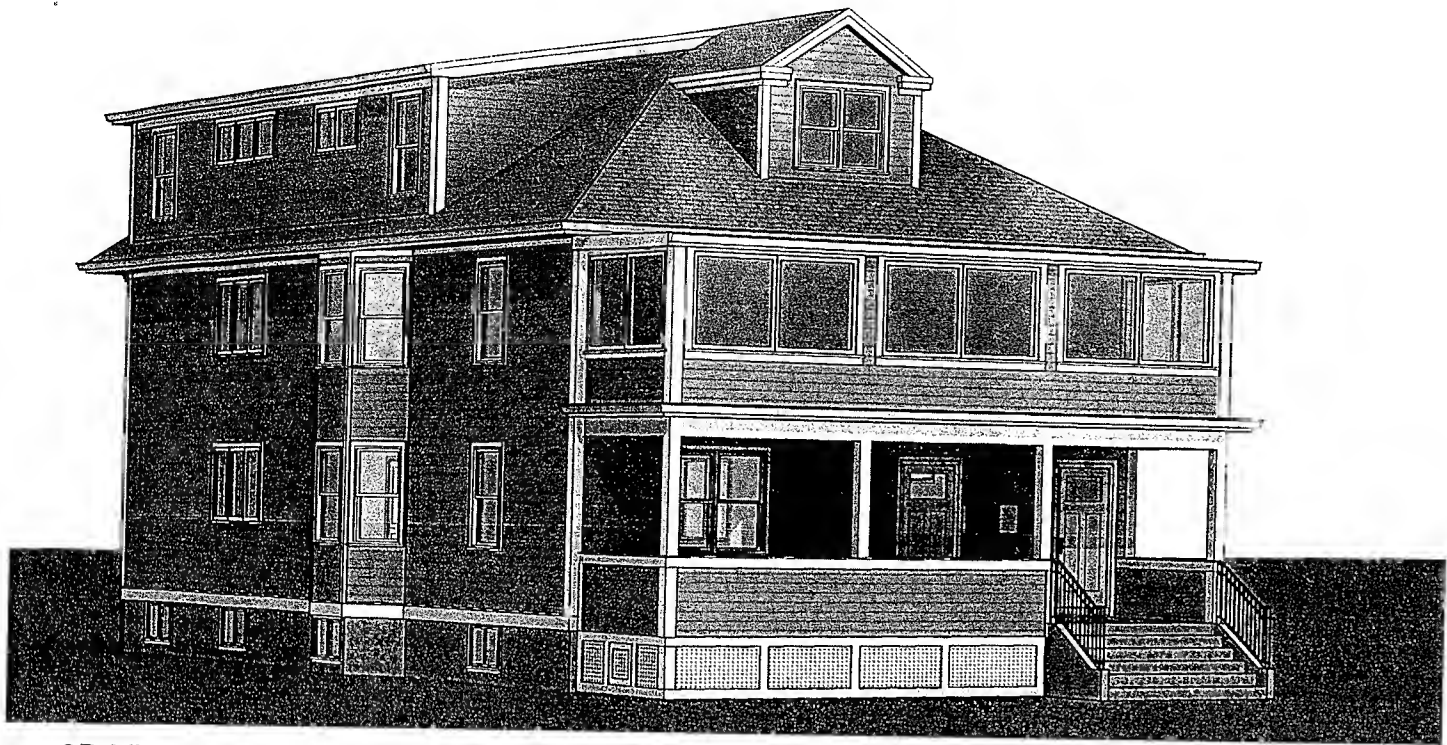
## RIGHT ELEVATION

Project number 20-0301  
Date 3/1/20  
Drawn by TCO  
Checked by -

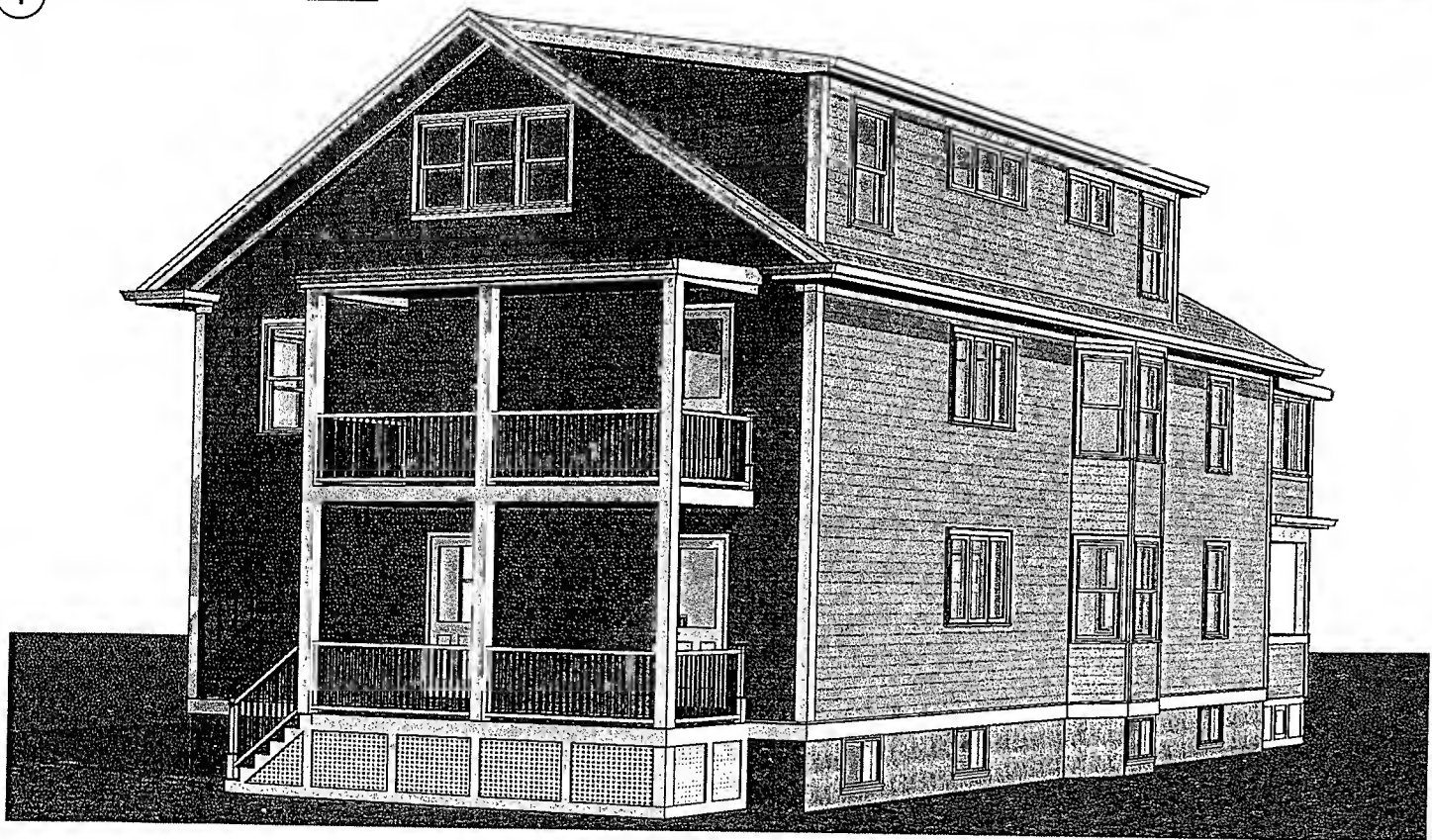
SD.04

Scale 1" = 10'-0"





① 3D View 1



② 3D View 2

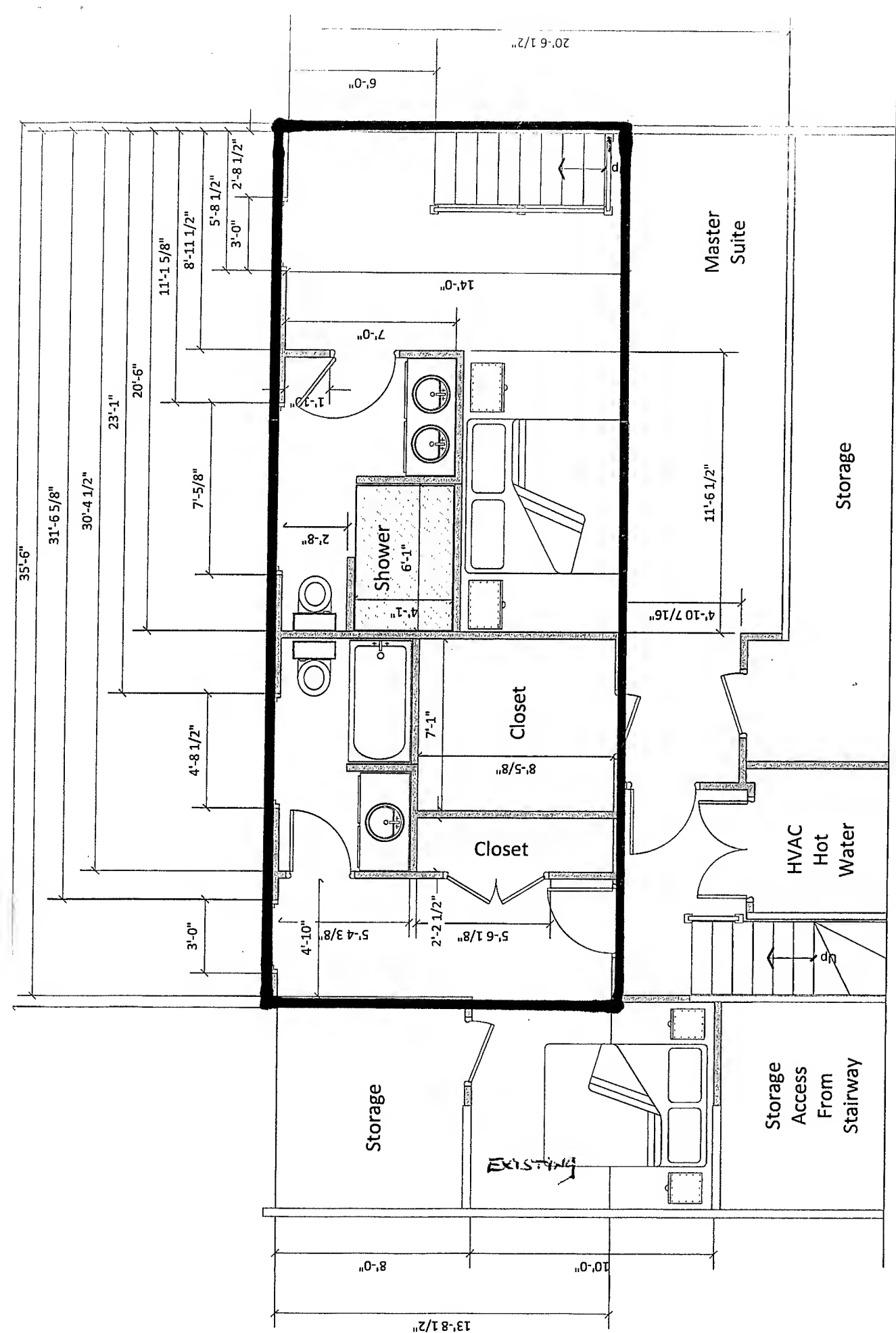
84 OXFORD  
STREET  
RESIDENCES

### 3D VIEWS

Project number	20-0301
Date	3/1/20
Drawn by	TCO
Checked by	-

SD.05

Scale



Notes:  
Double doors are 48" wide  
Single Doors off of stairs are 32"  
All other single doors 30"  
Interior walls drawn at 3-1/2" wide (framing)  
Existing Walls in light blue

Teebagy Dormer  
3/16" : 1'

84 Office Faces

## Gross Floor Area (Existing)

First Floor	1378	sq ft
Second Floor	1378	sq ft
Attic > 7'0"	212	sq ft
Basement > 5'0"	1000	sq ft
	3968	sq ft

2000 sq ft Mech

## Gross Floor Area (Proposed)

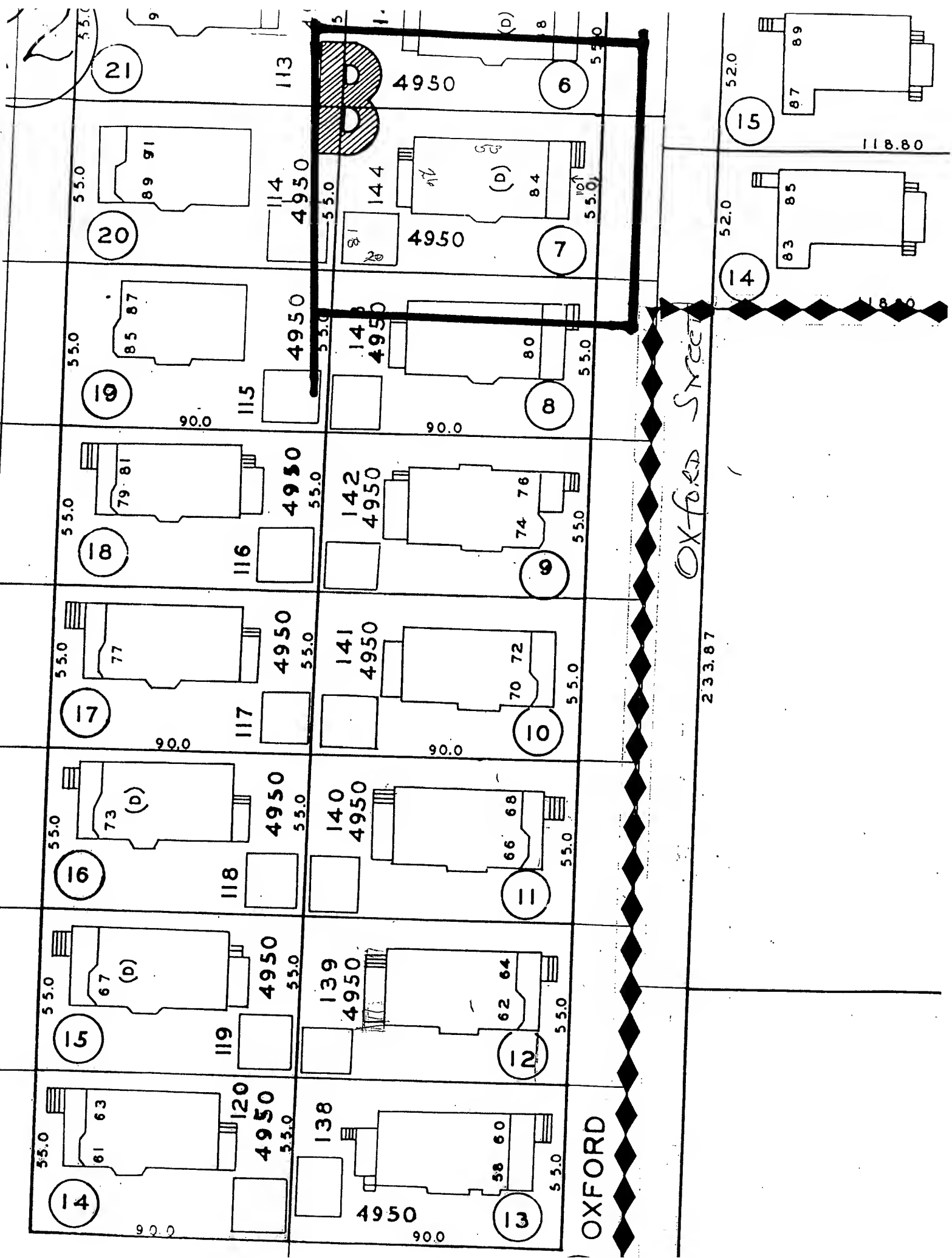
First Floor	1378	sq ft
Second Floor	1378	sq ft
Attic > 7'0"	688	sq ft
Basement > 5'0"	1000	sq ft
	4436	sq ft

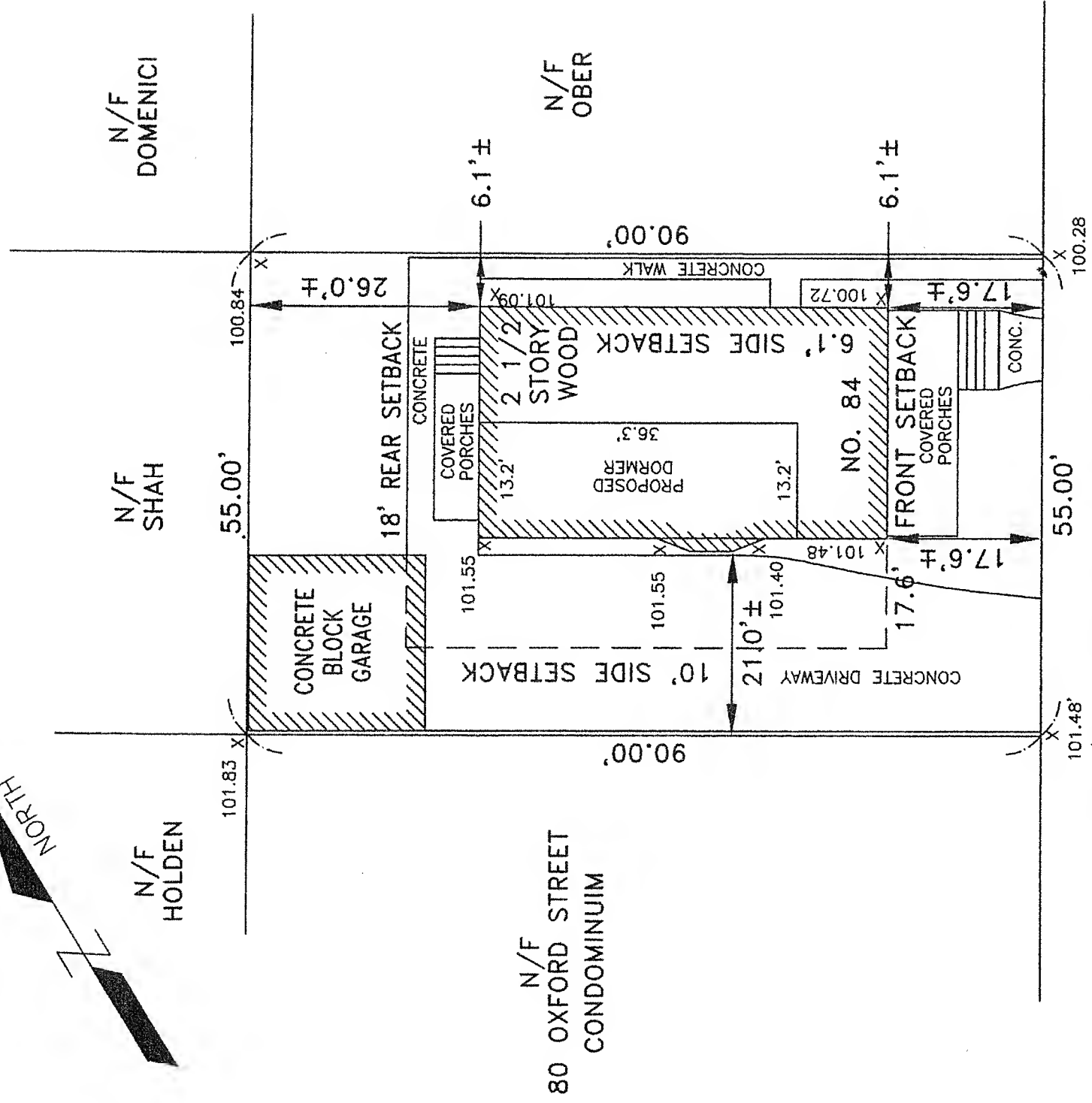
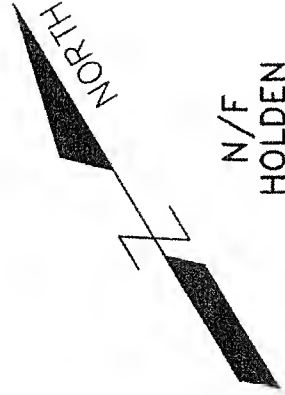
Lot Coverage 35.11 %

House	26 x 53 =	1378
Garage	18 x 20 =	360
		1738

Lot 4950

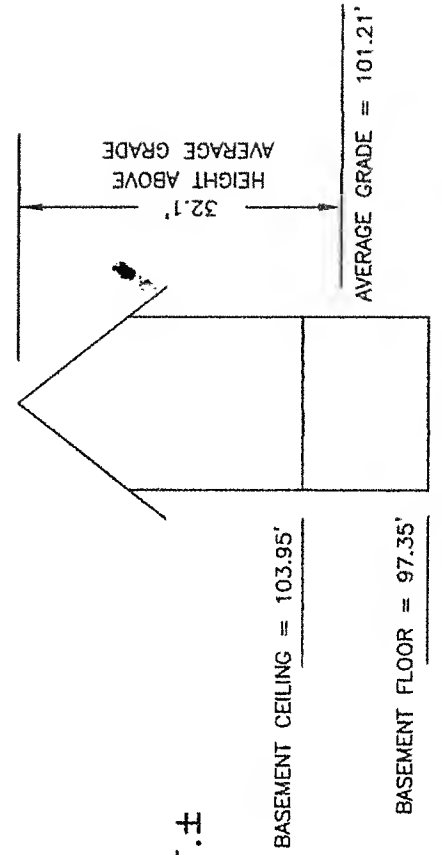
Landscaped Open 20 x 35 = 700 6 x 60 = 360 = (1060)





# OXFORD STREET

LOT AREA = 4,950 S.F.±  
EXISTING BUILDING = 1,238 S.F.±  
EXISTING GARAGE = 400 S.F.±  
EXISTING CONCRETE DRIVE + WALK=1,690 S.F.±  
PROPOSED ADDITION = 479 S.F.±  
EXISTING LOT COVERAGE = 25.0%  
PROPOSED LOT COVERAGE = 25.0%  
EXISTING OPEN SPACE = 40.9%  
PROPOSED OPEN SPACE = 40.9%



NOTES

- SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 47170, PAGE 537.
- SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS FILE PLAN 458.
- SUBJECT PARCEL IS LOCATED IN ZONE R2.

( IN FEET )  
1 inch = 20 ft.

CERTIFIED PLOT PLAN  
IN  
ARLINGTON, MA

SCALE: 1" = 20' MARCH 3, 2020

DLJ GEOMATICS  
PROFESSIONAL LAND SURVEYING  
276 NORTH STREET  
WEYMOUTH, MA 02191  
(781) 812-0457

84 OXFORD ST ARLINGTON.dwg

*Douglas L. Johnston*  
3-5-20  
DATE